

These Cases Will Be On August 24, 2016
Planning Board Agenda. Thanks



CITY OF JACKSON, MS
Application for Zoning Action
Application Must Be Signed By Owner of Property

FOR OFFICE USE ONLY
RECEIVED
JUL 08 2016

City of Jackson
City Planning Administration

CASE NO.: 3933Rev.

Ward #: 7

I. Please choose one or more of the following Zoning Action Requests:

 Rezoning From To || Use Permit || Special Exception || ☒ Variance(s)

II. Subject Property Address: 1302 North State Street, Jackson, Mississippi

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C-2

Tax Parcel Number: 19 - 34

III. Size of Property:

Lot Frontage 103 feet

Lot Depth 102 feet

Square footage/Acres 10,506 square feet

Improved or Unimproved? improved

If improved, number of existing buildings?

Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

Request is made for a five foot variance on the south side and an eight foot variance on the rear (east) side of the property.

V. Are there any City Code Violations on this property? No.

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No. *If yes, please attach copies of Covenants.*

VII. Has there been any Zoning Action filed on this property in the past? This is a continuation of a previously filed application.
If yes, please attach copies of agency findings and decisions.

APPLICATION MUST BE FILED ON OR BEFORE 12:00PM ON THE DEADLINE DATE to be included on the next month's Planning Board Meeting Agenda. Planning Board Meetings are held on the fourth (4th) Wednesday of the month at 1:30pm in the Andrew Jackson Conference Room, Warren A. Hood Building located at 200 S. President Street. November and December Planning Board Meetings will be held the third (3rd) Wednesday due to the holidays. Please review the enclosed schedule to confirm exact dates before sending out notification letters.

DECLARATION:

By signing this application, it is understood and agreed that permission is hereby given the duly authorized representative of the City of Jackson to make an investigation of the need for the Zoning Action Request, place signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, make photographs and obtain any verifications and data necessary for preparation of its report to the Planning Board and City Council.

The above information is true, and complete to the best of my knowledge.

Bulgar
Applicant's Signature

Bulgar
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

1302 N. State Street, Jackson, Mississippi

On this the 8 day of July, 2016

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Balbir Singh

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8 day of

July, 2016

MY COMMISSION EXPIRES:

5/19/17



H. Fariss Crisler
NOTARY PUBLIC

H. FARISS CRISLER, III

ATTORNEY AT LAW
840 EAST RIVER PLACE, SUITE 508
JACKSON, MISSISSIPPI 39202
Telephone (601) 353-2155
Facsimile (601) 353-2171

July 8, 2016
HAND DELIVERY

STATEMENT OF INTENT

Ms. Ester L. Ainsworth, Zoning Administrator
Jackson, Mississippi

RE: Variance Request by Singh Petro I, LLC for 1302 North State Street, Jackson, Mississippi

Dear Ms. Ainsworth:

I represent Singh Petro I, LLC, owner of 1302 North State Street, Jackson, Mississippi, in the matter of requesting a variance for the rear and side building set back lines.

Singh Petro I, LLC has been operating a convenience store at 1302 North State Street for approximately three (3) years. Prior to my client's operation of the convenience store on this property a convenience store has been in operation on this property for many years.

Mr. Balbir Singh, Manager of Singh Petro I, LLC, has operated convenience stores for approximately fifteen (15) years. My client plans to enlarge and improve the exterior and interior of the convenience store building at 1302 North State Street. To accomplish this Mr. Singh plans to enlarge the building on its rear (east side) and on its south side which is what has necessitated this request for a variance.

This request for a variance will be in the public interest. Due to the size of the land and the adjoining properties, my client cannot enlarge its building within the current set back lines. If this variance request is not granted my client will suffer an unnecessary undue hardship. Special conditions and circumstances do not result from actions of the applicant. The granting of the requested variance will not confer upon the applicant any special privilege that is denied by the Zoning Ordinance to other similar lands structures or buildings in the same district.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Fariss Crisler, III". The signature is fluid and cursive, with a prominent initial "H" and a long, sweeping tail.

H. Fariss Crisler, III

cc: Singh Petro I, LLC



CITY OF JACKSON, MS
Application for Zoning Action
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RECEIVED
MAY 06 2016

City of Jackson
City Planning Administration

CASE NO.: 3944

Ward #: 5

I. Please choose one or more of the following Zoning Action Requests:

X Rezoning From C80-C3 To C-3 || X Use Permit || ___ Special Exception || ___ Variance(s)

II. Subject Property Address: 1619 University Blvd., Jackson, MS 39204

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C80 - C-3

Tax Parcel Number: 167 - 62 - _____

III. Size of Property: Lot Frontage 46.63 feet
Lot Depth 190 feet
Square footage/Acres 8,712 square feet
Improved or Unimproved? Unimproved
If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

The applicant is requesting that 1619 University Blvd. be rezoned to C3 Commercial with a Use Permit.

V. Are there any City Code Violations on this property? Yes.

If yes, please give details and dates of violations:

On or about January 27 2016, the applicant was notified that he was illegally operating a used car sales and storing and parking vehicles in violation of the area being rezoned C80-C3 Commercial Subdistrict.

VI. Are there any Restrictive Covenants? NO If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? Yes.

If yes, please attach copies of agency findings and decisions.

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DECLARATION:

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The above information is true, and complete to the best of my knowledge.

Anthony Ratliff
Applicant's Signature

Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

1619 University Blvd.

Jackson, Mississippi

On this the 4th day of May, 2016.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Anthony Ratliff

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of

May, 2016.

Carmen Beard
NOTARY PUBLIC

MY COMMISSION EXPIRES:



STATEMENT OF INTENT

The applicant, Anthony Ratliff, doing business as, Ratliff Auto Sale and Detail, is applying for Rezoning and a Use Permit to continue to operate at 1619 University Blvd. in Jackson, Mississippi.

The applicant has operated an auto sale and detail business in this location since 2007 and is now seeking to continue said operations due to the recent rezoning of this area. Ratliff Auto Sale and Detail offers affordable transportation to its customers and is a betterment to the surrounding community and the City of Jackson.



CITY OF JACKSON, MS
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JUL 06 2016
City of Jackson
City Planning Administration
CASE NO.: 3947
Ward #: 7

I. Please choose one or more of the following Zoning Action Requests:

___ Rezoning From ___ To ___ || ☒ Use Permit || ___ Special Exception || ___ Variance(s)
2395 N. State St., Jackson, MS 39202

II. Subject Property Address: _____

(Street number and name or description of location if property is a vacant lot)

Current Zoning for property: C3

Tax Parcel Number: 415 - 3 - _____

III. Size of Property: Lot Frontage 363.08 feet
Lot Depth 125 feet
Square footage/Acres 1.043
Improved or Unimproved? Unimproved
If improved, number of existing buildings? _____
Use of buildings: Residential Commercial Industrial

IV. Purpose for requested Zoning Action: (Brief Description)

The applicant would like to build a monument sign with a digital messaging center.

V. Are there any City Code Violations on this property? No

If yes, please give details and dates of violations:

VI. Are there any Restrictive Covenants? No If yes, please attach copies of Covenants.

VII. Has there been any Zoning Action filed on this property in the past? No

If yes, please attach copies of agency findings and decisions.

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DECLARATION:

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The above information is true, and complete to the best of my knowledge.

[Signature]
Applicant's Signature

[Signature]
Property Owner's Signature

WITNESS THE SIGNATURE(S) of the owner(s) of the subject property located at

2395 N. State St. Jackson, Mississippi

On this the 6 day of July, 2016.

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

Personally came and appeared before me, the within named:

Terri Hudson

Matt Binion

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledged to me that they are the owner(s) of the subject property as described in this Zoning Action Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 6 day of July, 2016.

MY COMMISSION EXPIRES:

January 21, 2018



Penta F. Moore
NOTARY PUBLIC

Statement of Intent

Millsaps College is requesting a Use Permit in order to build a monument sign and messaging center on the corner of Woodrow Wilson Ave and North State St. The parcel, #45-3, is zoned C3 Commercial and is owned and maintained by the College. We intend to use the signage primarily as the formal welcoming location for our guest and visitors. In addition the sign will be used to advertise news and coming events for the campus.